



## Planning Commission **STAFF REPORT**

*Gina Frierman-Hunt, Chair*  
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*Manish Desai, Commissioner*  
*Leslee Hinton, Commissioner*  
*John Hutt, Commissioner*  
*William Pevsner, Commissioner*

*Vincent Gonzalez, Director*  
*Planning & Community Preservation*

DATE: December 1, 2016

TO: Planning Commission

FROM: Vincent Gonzalez, Director – Planning and Community Preservation

**SUBJECT: DISCRETIONARY DEMOLITION PERMIT 16-01 (DDP 16-01)**  
**ADDRESS: 126 East Mira Monte Avenue**  
**APPLICANT: William and Anastasia Kefalas**

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### **BACKGROUND**

At the November 3, 2016 Planning Commission meeting, the Commission continued Discretionary Demolition Permit 16-01 (DDP 16-01) – 126 East Mira Monte Avenue to the December 1, 2016 meeting to allow time for the applicant to provide additional information for the Commission's consideration. The Commission also requested that the applicant obtain a historical resource evaluation of the original residence, as if it were still standing, using the services of a qualified architectural historian from the approved list of consultants maintained by the City. Charles Fisher, Architectural Historian was commissioned by the applicant to prepare the report which is included as Attachment B. During public comment there was a reference to a report that was previously prepared for this property by Vanessa Withers, with the Historic Preservation Partner's Group. The Commission requested that the applicant and/or staff attempt to obtain a copy of this report, and qualifications of Vanessa Withers, which has been provided as Attachment C.

The Commission also requested that a building construction observation report be prepared in coordination with the City's contract Building Official, City Structural Engineer, and Planning & Community Preservation Department staff. The Report is provided as Attachment D. The Commission also directed staff to appoint a compliance officer to monitor any further removal of the original building framing and to monitor reconstruction efforts as the project moves forward.

## **ANALYSIS**

### **Historic Resources Evaluation Report**

Charles Fisher, Architectural Historian prepared the Historical Resources Evaluation Report (Exhibit B). According to the report, the original building displayed architectural significance based on the Arts and Crafts detailing of the exterior and interior of the building. Although the architect is unknown, the structure had potential for local designation as a potential local historical landmark and possibly a contributor to a local landmark district. Minimal information is available regarding the historical significance of the property. Documentation has revealed that Henry H. Darling was the developer of the Monte Lado Tract, which includes the property aforementioned.

According to the Historical Resources Evaluation, the following elements are “character defining features” of the “Darling House” that embody the characteristics of the Pre-Craftsman architectural design:

- The north facing Dutch-gabled dormer
- The eaves which are open with beams spaced to support the eaves
- The arroyo-stone chimney
- The broad front porch with a stone base, flanked by a wide concrete central stairway
- The multi-light double hung and casement wood windows
- The cedar clapboard siding
- The stone foundation

The Report recognizes that this is a reconstruction effort rather than a restoration effort. The recommendation is to reconstruct the building by replacing materials in-kind and retaining as much of the original framing as possible. The use of cedar siding on the original structure should be introduced. Hardiboard siding may be used on the new addition to show differentiation between the original building and new addition. There is also evidence that the original roof was made of wood shake shingles. It is recommended that the use of Hardi-shake shingle roofing be used to reflect the original material.

The report will be submitted to the City of Sierra Madre public library and stored in the archives.

### **Construction Observation Report**

At the direction of the Planning Commission, the Building Official, Structural Engineer, Building Inspector, and Director of Planning and Community Preservation conducted an onsite investigation of the property. The purpose of the investigation was to determine the structural integrity of the existing foundation, framing of the primary structure and detached garage, and to present this information in a construction observation report. The determination of the report indicates that the existing proposal

approved under CUP 15-23 is still valid and full demolition is not warranted. The investigation revealed extensive damage to the sill plates that rest on the stone foundation, inadequate structural framing of the existing exterior walls, in particular the first floor east building elevation and the entire second story exterior walls, gables and roof.

The recommendation of the report supports the installation of new sill plates around the perimeter of the entire foundation, which includes removal of approximately the top 10-inches of the stone foundation wall to install a new cast bond-beam. The existing stone rubble walls will be used as a stone veneer to mask the concrete bond-beam; The installation of a new approximately 12-foot segment of the exterior wall along the east building elevation of the first floor dining room should be replaced in its entirety, saving the east facing walls adjacent to the existing kitchen and pantry; The removal and replacement of the entire second floor roof, gables and walls to achieve compliance with current code is recommended in order to provide the structural stability necessary to withstand wind shear conditions. This may increase the height of the structure from six to twelve inches and may necessitate an increase in height to the chimney a minimum of two feet above the ridge of the roof. The existing height of the building is 22 feet. Any alteration to the roof structure should be within the maximum 25-foot height requirement.

## **FINDINGS**

The Discretionary Demolition Permit is subject to the following findings:

**1. The structure proposed for demolition:**

- a) *Has no local, state or national historic significance as determined by the historic resources survey pursuant to Code Section 17.60.056.D.1; or*
- b) *Is deemed to be eligible for local listing or designation under the California Historic Resource Code 1 to 5, or a contributor to an existing or potential district, and all environmental review has been conducted that will allow the project to proceed, with identified mitigation measures, including, but not limited to construction of a replacement structure in substantially similar architectural style and façade, maintenance of a plaque, photographs and/or publication describing original structure and its local, state or national historic value, or other mitigation measures described in the environmental review document.*

According to the historical resources evaluation report prepared by Charles Fisher, Architectural Historian, the building has enough integrity to be designated as a contributor to a potential historic district. The reconstruction of the building will retain where possible, as much of the original framing of the house, and replacement materials, such as the use of cedar wood clapboard siding may be used to replicate the original materials;

2. **That the proposed demolition activities will not reasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the property is a single-family residence in a residential zone, surrounded by other single-family homes, the property will not encroach on minimum setbacks or any other property rights.
3. **That there is a demonstrated need for the demolition activity requested;** an extensive on-site structural evaluation was conducted by city staff and documented in a Construction Evaluation Report. The results of the report identified extensive structural damage requiring the demolition of the entire second floor (roof, gables, and walls). Additional work includes the replacement of the foundation sill plate, removal of a 12-foot segment of the exterior wall along the east elevation, and remediation of the structural framing through the remainder of the building. Reconstruction efforts will match the existing building. The existing and proposed square footage of the structure will remain the same as approved by Conditional Use Permit 15-23; and the exterior siding that is being replaced with new materials will resemble that of the original structure.
4. **That the result of the demolition activity is consistent with the objectives of the general plan;** in that the demolition of more than 25% of the roof and exterior walls is required to construct the proposed project. The project complies with all requirements of the R-1 Zoning Ordinance which codifies and implements the objectives of the General Plan with respect to Residential Low Density development.
5. **That the public interest, convenience, and necessity require that the demolition activity be undertaken at the location requested;** in that the existing foundation sill plate, top plate, exterior walls along a portion of the first floor of the east elevation, and second floor exterior walls and roof have extensive structural damage and therefore, reconstruction of portion of the original building is required in order to mitigate potential safety hazards.

## **CONCLUSION**

The applicant complied with the Planning Commission's direction to prepare a Historical Resources Evaluation Report and a Construction Observation Report. The findings of the Reports, respectively conclude that the building has the potential to be a contributor to a historic district, however, there are extensive structural deficiencies in the construction of the original building. These deficiencies necessitate foundation and structural upgrades in order to construct a safe building in compliance with current California Building Code standards.

If the applicant is allowed to proceed with construction of the project, what the City will gain is a replica of the exterior detailing of the original 1907 Pre-Craftsman era structure

that was previously approved by the Planning Commission under CUP 15-23. The new structural framing of the roof and supporting walls will not be evident from the exterior of the building. The front façade and architectural details will continue to resemble that of the previous structure. Approval of Discretionary Demolition Permit 16-01 will permit the project to move forward as originally approved under the CUP, resulting in the upgrade of an existing house that compliments the surrounding residential neighborhood.

### **PUBLIC NOTICE PROCESS**

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter, the Sierra Madre Public Library, and on the City's website.

### **ENVIRONMENTAL**

The proposed project qualifies for a Categorical Exemption, pursuant to Section 15301(e) Class 1 additions to Existing Facilities provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before that addition, or 2,500 square feet, which is ever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and (B) The area in which the project is located is not environmentally sensitive.

### **ALTERNATIVES**

The Planning Commission can:

1. Approve the application for Discretionary Demolition Permit 16-01, with conditions of approval and the recommendations of the Construction Observation Report;
2. Deny the application for Discretionary Demolition Permit 16-01, impose a \$1,000 fine, and prohibit construction of the property for two years from the date of this determination;
3. Continue the project, and provide the applicant with direction.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Discretionary Demolition Permit 16-01 (DDP 16-01), subject to conditions of approval and the recommendations identified in the Construction Observation Report.

Attachments:

- Exhibit A: Planning Commission Resolution 16-09
- Exhibit B: Historical Resources Evaluation Report
- Exhibit C: Historic Assessment Report
- Exhibit D: Construction Observation Report
- Exhibit E: Site Photographs

# EXHIBIT A

Planning Commission Resolution 16-09

## **PC RESOLUTION 16-09**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING DISCRETIONARY DEMOLITION PERMIT 16-01 TO ALLOW THE DEMOLITION AND RECONSTRUCTION OF THE ROOF AND EXTERIOR WALLS OF THE PRIMARY DWELLING UNIT AND GARAGE AT THE PROPERTY LOCATED AT 126 EAST MIRA MONTE AVENUE**

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for a Discretionary Demolition Permit was filed by:

**William and Anastasia Kefalas  
267 W. Montecito Ave.  
Sierra Madre, CA. 91024**

WHEREAS, the request for a DISCRETIONARY DEMOLITION PERMIT can be described as:

A request to allow the demolition and reconstruction of the roof and exterior walls of the primary dwelling unit and garage. Pursuant to SMMC 17.60.056, any required demolition for an addition or alternation to the structure that impacts the original front façade of the structure, shall be subject to the granting of a discretionary demolition permit. The reviewing body for a demolition permit and an accompanying replacement project which requires a conditional use permit is the Planning Commission.

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, public hearings were held before the Planning Commission on November 3, 2016 and December 1, 2016 with all testimony received being made part of the public record;

WHEREAS, the proposed project qualifies for a Categorical Exemption, pursuant to Section 15301(e) Class 1 additions to Existing Facilities provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before that addition, or 2,500 square feet, which is ever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and (B) The area in which the project is locates in not environmentally sensitive.



NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

**1. The structure proposed for demolition:**

- a) *Has no local, state or national historic significance as determined by the historic resources survey pursuant to Code Section 17.60.056.D.1; or*
- b) *Is deemed to be eligible for local listing or designation under the California Historic Resource Code 1 to 5, or a contributor to an existing or potential district, and all environmental review has been conducted that will allow the project to proceed, with identified mitigation measures, including, but not limited to construction of a replacement structure in substantially similar architectural style and façade, maintenance of a plaque, photographs and/or publication describing original structure and its local, state or national historic value, or other mitigation measures described in the environmental review document;*

According to the historical resources evaluation report prepared by Charles Fisher, Architectural Historian, the building has enough integrity to be designated as a contributor to a potential historic district. The reconstruction of the building will retain where possible, as much of the original framing of the house, and replacement materials, such as the use of cedar wood clapboard siding may be used to replicate the original materials.

- 2. That the proposed demolition activities will not reasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** in that the property is a single-family residence in a residential zone, surrounded by other single-family homes, the property will not encroach on minimum setbacks or any other property rights.
- 3. That there is a demonstrated need for the demolition activity requested;** an extensive on-site structural evaluation was conducted by city staff and documented in a Construction Evaluation Report. The results of the report identified extensive structural damage requiring the demolition of the entire second floor (roof, gables, and walls). Additional work includes the replacement of the foundation sill plate, removal of a 12-foot segment of the exterior wall along the east elevation, and remediation of the structural framing through the remainder of the building. Reconstruction efforts will match the existing building. The existing and proposed square footage of the structure will remain the same as approved by Conditional

Use Permit 15-23; and the exterior siding that is being replaced with new materials will resemble that of the original structure.

4. **That the result of the demolition activity if consistent with the objectives of the general plan;** in that the demolition of more than 25% of the roof and exterior walls is required to construct the proposed project. The project complies with all requirements of the R-1 Zoning Ordinance which codifies and implements the objectives of the General Plan with respect to Residential Low Density development.
5. **That the public interest, convenience, and necessity require that the demolition activity be undertaken at the location requested;** in that the existing foundation sill plate, top plate, exterior walls along a portion of the first floor of the east elevation, and second floor exterior walls and roof have extensive structural damage and therefore needs to be demolished and rebuilt in order to mitigate any potential safety hazards.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission APPROVES Discretionary Demolition Permit 16-01, subject to the attached conditions of approval.

The approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and his counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

APPROVED, the \_\_\_\_ day of \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Gina Frierman-Hunt, Chairperson  
Sierra Madre Planning Commission

ATTEST:

\_\_\_\_\_  
Vincent Gonzalez, Director  
Planning & Community Preservation Department

**CONDITIONS OF APPROVAL  
DISCRETIONARY DEMOLITION PERMIT 16-01**

**General Conditions:**

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

### **Planning Conditions**

The applicant and property owner shall:

1. Construct the project in substantial conformance with approved Conditional Use Permit 15-23 and supporting materials presented to the Planning Commission on December 17, 2015. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit.
2. Construct the project in substantial conformance with the Construction Observation Report dated November 16, 2016 and all applications and supporting materials presented to the Planning Commission on November 3, 2016 and December 1, 2016 regarding Discretionary Demolition Permit 16-01. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit.
3. Submit revised construction plans, for 1<sup>st</sup> Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
4. A Construction Compliance Monitor shall be contracted by the City to monitor construction activities and to ensure removal of original building framing and reconstruction methodology is in conformance with the approved Construction Observation Report and revised construction plans. The services of the Construction monitor shall be paid for by the applicant.

(end of conditions)

# EXHIBIT B

## Historical Resources Evaluation Report Prepared by Charles Fisher

(Report will be available on  
Monday, November 28, 2016)

# Historical Resource Evaluation



**Henry A. Darling Residence  
126 E. Mira Monte Avenue, Sierra Madre  
Lot 39, Monte Lado Tract  
as per Map Recorded in Book 7, Page 174 of Maps  
of Los Angeles County**

*Prepared by:*

Charles J. Fisher, Historian  
140 S. Avenue 57  
Highland Park, CA 90042

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Building Permit List

Secretary of the Interior's Standards for Preservation



## *Section I*

### *Executive Summary*

The purpose of this report is to evaluate the structure located at 126 E. Mira Monte Avenue, in the City of Sierra Madre, California, to determine whether it meets the requirements as a historical resource in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA). The ultimate conclusions in this report represent the professional opinions of the author and are based on the data that has been found through research of the historical and architectural background of the subject property that was available at the time of preparation, as well as the application of local, state and federal criteria of eligibility as well as the best professional practices.

This report has been prepared for the property owners, William and Anastasia Kefalas, for the purpose of determining the level of significance of the structure that is presently on the property and what mitigations will be necessary to retain said status if proven to be significant. The report looks at the resource at the National level in order to determine a California Historical Resource Status Code, however it is also discussed at the local level for the purpose of establishing its level of significance under the Sierra Madre City ordinance.

The author is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 160 Historic Cultural Monument Nominations for the City of Los Angeles, three for Ventura County, one in the City of Ojai and two in the City of Sierra Madre, as well as research and documentation of numerous other historic structures. Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service.

The resource to be evaluated is a 2-story, single-family residential building built in 1907 and located at the center of the property, referred to as the Henry A. Darling Residence, named for its first owner. It is sited on Lot 39 of the Monte Lado Tract, which is recorded in Book 7, Page 174 of Maps in the Office of the County Recorder of Los Angeles County, and is identified with Los Angeles County Assessor's Parcel No. 5762-013-019.

The structure is not presently listed on any local, state or federal register nor is it listed as a contributor to any local, state or federal historic district

The full legal description of the property is as follows:

**LOT 39, MONTE LADO TRACT, IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 174 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:**

The subject house was originally built in 1907 by Henry A. Darling, who was the original developer of the Monte Lado Tract. It was sold to Sarah J. Gill in 1910.

The site is situated in the Northeastern portion of the City of Sierra Madre and is located at N34° 10.1437', W118° 2.9918' below the Northern Foothills.



*Red arrow points to Darling Residence on detail of United States Department of Interior Topographic Map of Sierra Madre, Los Angeles County, California.*

The house is presently in a state of partial deconstruction and will be evaluated in relation to how to reconstruct it in a manner that will retain an appropriate level of historic significance.

## *Section II*

### *Methodology*

In evaluating a potential historic property, several criteria are employed, including an analysis of architectural and historical significance, as well as specific evaluations as to whether the subject property meets the various requirements for it to be considered historic.

These requirements may include the age and rarity of the design, significance of an architect, builder or owner/resident of the property, along with how the structure relates to its historic context, how much of its own architectural integrity has survived as well as whether non-historic alterations can be easily reversed.

Age and integrity are important criteria here because the structure was built 109 years ago. However it has also undergone some alterations and several additions.

A site visit was made on November 10, 2016 which showed the building stripped down to its bare frame. An earlier visit was made on February 15, 2015, when the house was intact but vacant and under a previous ownership. Some photos were taken at that time, but most photographs have come from other sources, including the present owner and the multiple listing services dating from August 16, 2013.

An analysis was also made of the history of the structure including owners, occupants, using various public records, such as census data, death records and newspaper citations. Some historical context was also gathered from previously published books and articles as noted in the bibliography.

### ***Section III***

#### ***Historic Property Regulations***

In a determination of eligibility a potential historic resource must be considered under the California Environmental Quality Act (CEQA) to determine if it is either eligible for the California Register of Historic Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). There are only a handful of differences in the standards for the National and California Registers. The California Register has a slightly lower integrity requirement than the National Register. A resource is also presumed to be historic if it is locally listed or has been identified as historically significant in a historic resources survey.

However, a preponderance of evidence could show that a property is either no longer historic due to alterations subsequent to a survey or further examination has found that it does not meet the criteria and requirements set forth in the California Register. The National and California Register programs are discussed below.

#### National Register of Historic Places

The National Register is described in Title 36 of the Code of Federal Regulations as “an authoritative guide to be used by federal, state or local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be protected from destruction or impairment.”

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity”, which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance, that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that to qualify for the National Register.

The National Register also allows for the establishment of historic districts, where the properties may not be eligible for individual listing, but as a grouping, convey both the integrity and context to meet one or more of the four criteria.

### California Register of Historic Resources

The California Register was established in 1992, when Governor Pete Wilson signed Assembly Bill 2881. Like the National Register, the California Register is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of all California properties that are listed on or determined eligible for the National Register and all California Landmarks from No. 770 up, which are automatically listed, as well as others that are directly nominated by an application processed through a public hearing process and are determined eligible for listing by the State Historic Resources Commission (SHRC). In addition, those California Points of Historical Interest that have been evaluated by the Office of

Historic Preservation (OHP) and have been recommended to the SHRC are automatically listed.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance in local, state or national, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings sites, structures, objects and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand their historical importance. While the criteria for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that the resources reflect their appearance during their period of significance.

#### Sierra Madre Historical Landmark

In 1987, City adopted Ordinance 1036, which established the Cultural Heritage Commission of the City of Sierra Madre (CHC) along with a regulatory scheme for preserving structures of cultural and historic significance. In July 1997, by Ordinance 1134, City repealed Ordinance 1036, except for the list of properties designated as historic landmarks there under. In general, Ordinance 1134, known as the Historic Preservation Ordinance, made future private property listings on City's Register of Historic Landmarks "voluntary," while retaining on the Register of Historic Landmarks those structures already designated as historic landmarks. The Ordinance set out some of the benefits of designation as a historic landmark, including waiver of City building permit and plan check fees, the use of the State Historic Building Code as the governing building code, Mills Act contracts, and the availability of a conditional use permit procedure for changes of use. (Sierra Madre Mun.Code, § 17.82.060, subd. B.)

The ordinance authorizes the City Planning Commission to act as the Cultural Heritage Commission.

The owners of 29 properties pushed a ballot initiative to remove them from the list as they were originally listed without their consent. The initiative passed, but it was

challenged in court. The California Supreme Court upheld the lower court ruling that the delisting was not done in accordance with due process in 2000 threw out the initiative in that it violated the California Environmental Quality Act by calling for the arbitrary removal of 29 listed landmarks from the official list of Historical Monuments without any findings under CEQA.

Historic resources as defined by CEQA also includes properties listed in “local registers” of historic properties. A “local register of historic resources” is broadly defined in Section 5020.1 (k) of the Public Resources Code, as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Local are defined in essentially two forms:

- 1.) Historic resource surveys conducted by or for a local agency in accordance with the procedures and standards set by the State Office of Historic Preservation and are adopted by that agency. These surveys are to be periodically updated in order to maintain the most current list of potential historic resources.
- 2.) Landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant.” (Public Resources Guide Sections 5024.1, 21804.1 and 15064.5)

A new measure was passed in 2001 authorizing a 120 day period in which property owner could ask to be removed from the designation. The owners of several of the historic properties filed such a request and it was subsequently removed. After the removal of those properties the remaining landmarks were renumbered to eliminate the gaps caused by the delisted resources.

The current Sierra Madre ordinance does not list any criteria for designation, but instead relies on the criteria listed at the state and national level. It does, however, list a series of procedural requirements under Section 2.28.30, "Powers and Duties", as follows:

Subject to applicable state laws and city ordinances, the commission shall have the following powers and duties:

- A. Adopt procedural rules for the conduct of its business in accordance with the provisions of this chapter;
- B. Conduct a comprehensive survey in conformance with state survey standards and guidelines of potential historic resources within the boundaries of the city. Periodically update the survey results. Transmit the survey to the city council for approval, to the city staff, and make it available to the public;

- C. Recommend in accordance with the criteria set forth in Section 17.82.050, Designation Criteria, including individual properties and landmark sites;
- D. With the consent of the respective owners thereof, maintain a local register of historic resources consistent with the National Register of Historic Places criteria, including individual properties and landmark sites, including all information required for each designation;
- E. Adopt development standards and submittal requirements to be used by the commission in reviewing applications for permits to construct, change, alter, modify, remodel, remove or significantly affect any historic landmark;
- F. Provide support on behalf of the city council regarding recommendations for the purchase by the city of fee or less-than-fee interests in property, transfer of development rights, easements or other mechanisms for purposes of historic resources preservation;
- G. Investigate and make recommendations to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historic preservation in the city;
- H. Approve or disapprove, in whole or in part, or approve with conditions, applications for permits pursuant to Section 17.82.090 of this chapter;
- I. Review all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other similar documents as set forth in this code, pertaining to historic landmarks;
- J. Cooperate with local, county, state and federal governments in the pursuit of the objectives of historic resource preservation;
- K. Keep minutes and records of meetings and proceedings including voting records, attendance, resolutions, findings, determinations and decisions. All such material shall be public record;
- L. Provide opportunity for owners' consent and direct public participation in all responsibilities delegated to the certified local government including the survey and National Register nomination process. Commission meetings shall be open to the public with published agenda and minutes in accordance with the California Open Meeting Act;
- M. Render advice and guidance, upon the request of the property owner or occupant, on the restoration, alteration, decoration, landscaping or maintenance of any historic landmark;



- N. Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of an historic resource on the National Register of Historic Places;
- O. Participate in, promote and conduct public information, educational, and interpretive programs pertaining to historic resources preservation.
- P. Confer recognition upon the owners of designated landmarks by means of plaques or markers, and from time to time issue commendations to owners of designated landmarks or contributors who have rehabilitated their property in an exemplary manner;
- Q. Undertake any other action or activity necessary or appropriate to the implementation of its powers or duties to fulfill the objectives of historic resource preservation;
- R. Maintain on file with the city clerk, to be accessible to the public, three copies of any published standards or guidelines adopted or referenced by the commission or the ordinance codified in this chapter;
- S. This chapter shall be known as the historic preservation ordinance by the city of Sierra Madre;
- T. This chapter shall be voluntary and, notwithstanding any other provision of this chapter, shall be so interpreted so as not to impose any burden, limitation or restriction of property rights (or with regard to procedures with regard thereto) without the prior consent of the respective property owners, provided that once a property has been designated by the city council, with the consent of the property owner, as a historical landmark then this ordinance shall no longer be voluntary and all provisions shall apply.

## *Section IV*

### *Architectural Description*

The Henry A. Darling Residence is of a 1½-story Pre World War I Arts and Crafts style house built in a rectangular pattern with a main transverse gable and a large gabled dormer centrally located in the symmetrical front facade. The exterior is clad in five inch horizontal siding. The front porch is across the entire front facade. Two large picture windows flank the central double multi-light French style front doors. The chimney is flanked with two large horizontal fixed pane windows, each topped with five rectangular transom style windows. The porch is supported by four square columns, topped with simple capitals set on simple bases. The porch is accessed by a central six step concrete staircase. The dormer has a central pair of French doors opening to a small balcony. The doors are flanked by two multi-light double casement windows that match the doors in design and scale.

The house is situated on a large lot that drops down beyond the front facade, giving access to a full basement at the rear through a tall stone foundation. An exterior staircase (of later vintage) accesses the second floor on the West facade, also entered through an overhanging second story porch that is above a concrete walkway on the rear facade. A smaller central dormer faces the rear. Besides the fixed pane and transom front windows, the house has multiple casement windows, some multi-light, including two sets of double single light casements above the kitchen sink. There are also a number of double hung windows throughout the facade. A central stone chimney pokes above the roof behind the front dormer. A second smaller stone chimney is on the East end of the roof at its apex.

A two car garage, covered in similar siding to the residence, is to the left of the house.

Significant interior features include paneled wainscoting in living room and dining room, a large stone fireplace, box beam ceilings, period lighting fixtures and hardwood floors. The second story, which is also accessed by a narrow interior staircase, appears to have been reconfigured from being a more open attic.

NOTE: This description of the house is based on photographs taken before the partial deconstruction that occurred in 2016. Presently only the fireplace, hardwood floors, the stone foundation and the framing of the house remain. Some historic items, including the front doors, one complete front window frame and the transoms from the other remain on site. At least one casement window remains in the Eastern facade. Other parts of the house, such as the lighting fixtures are stored off site.

## *Section V*

### *Architectural Significance*

The Henry A Darling Residence is an example of Arts and Crafts housing that was the precursor to the Craftsman designs that were beginning to proliferate at the time of its construction. It was built around the time that Sierra Madre first incorporated as a city, and was a part of a major building boom prior to the First World War.

Arts and Crafts was an international movement in the decorative and fine arts that began in Britain and flourished in Europe and North America between 1880 and 1910, emerging in Japan in the 1920s. It stood for traditional craftsmanship using simple forms, and often used medieval, romantic, or folk styles of decoration. It advocated economic and social reform and was essentially anti-industrial. It had a strong influence on the arts in Europe until it was displaced by Modernism in the 1930s, and its influence continued among craft makers, designers, and town planners long afterwards.

The term was first used by T. J. Cobden-Sanderson at a meeting of the Arts and Crafts Exhibition Society in 1887, although the principles and style on which it was based had been developing in England for at least twenty years. It was inspired by the ideas of architect Augustus Pugin (1812–1852), writer John Ruskin (1819–1900), and artist William Morris (1834–1896).

English socialist William Morris founded the British movement as a reaction against the Industrial Revolution's perceived devaluation of the individual worker and resulting degradation of the dignity of human labor. The movement naturally emphasized handwork over mass-production, with the dilemma that expensive materials and costly skilled labor restricted acquisition of Arts and Crafts productions to a wealthy clientele, often ironically derided as "champagne socialists".

While the British movement also reacted against the eclectic Victorian "over-decorated" aesthetic, the Arts and Crafts style's American arrival coincided with the decline of the Victorian era. The American Arts and Crafts Movement shared the British movement's reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class.

By the end of the nineteenth century, Arts and Crafts ideals had influenced architecture, painting, sculpture, graphics, illustration, book making and photography, domestic design and the decorative arts, including furniture and woodwork, stained glass, leatherwork, lace making, embroidery, rug making and weaving, jewelry and metalwork, enameling and ceramics.

The Arts and Crafts influence in the United States was most visible in architecture finding outlets in both Prairie and Mission Revival during the 1890s. The more pure Arts and Crafts home began to evolve just before the end of the 19th Century. the Arts and Crafts style initiated a variety of attempts to reinterpret European Arts and Crafts ideals for Americans. These included the "Craftsman"-style architecture, furniture, and other decorative arts such as designs promoted by Gustav Stickley in his magazine, *The Craftsman* and designs produced on the Roycroft campus as publicized in Elbert Hubbard's *The Fra*. Both men used their magazines as a vehicle to promote the goods produced with the Craftsman workshop in Eastwood, NY and Elbert Hubbard's Roycroft campus in East Aurora, NY. A host of imitators of Stickley's furniture (the designs of which are often mislabelled the "Mission Style") included three companies established by his brothers.

The early Arts and Crafts houses were found in various styles and configurations, but the style quickly evolved into The Craftsman house. Craftsman architecture has its origin in Southern California, in the communities along the Arroyo Seco in Pasadena, South Pasadena and Highland Park. It was an outgrowth of the Arts and Crafts movement that began in England in the 1860s as a rebellion to the increasing use of machinery to create furniture and other formerly hand made products. Brothers Charles and Henry Greene were the architects of many of the best known early Craftsman homes and became the human face of the style. However, they were not the only designers of Craftsman houses. Other architects, such as Sumner P. Hunt, Lester S. Moore and Frank M. Tyler were adept early practitioners in Southern California.

The subject house is most likely an architect designed custom home, as the Arts and Crafts designs are fairly rare, mostly built before the design evolved into the better known Craftsman.

By 1910, the Craftsman design had spread to much of the United States, with many designers and builders using it. Plan books by such firms as the Los Angeles Improvement Company pushed the Craftsman style to the masses of homeowners. It had by then become the most common house design in Southern California, in many areas being built in an assembly line type method. Many, however, including the subject house, were custom built.

There are enough contributing elements in the neighborhood to constitute a district. Outside of a district, the Darling Residence does have enough architectural significance to be individually listed at the local level on architectural grounds.

## *Section VI*

### *Construction History*

The original house was constructed in 1907 on land that had been subdivided by Henry Augustus Darling in 1905 as Monte Lado Tract, which was a subdivision of portions of Lots 23, 24 and 25 of the Sierra Madre Tract. The subdivision is in the Eastern portion of the city, just to the East of the Baldwin Avenue, North of Grand View Avenue, South of Carter and Mira Monte Avenues and West of Mountain Trail. Built on Lot 39 of the Monte Lado Tract, the two story house appears to have been originally constructed as a single story with a large attic.

The original 1907 house was built by Darling, possibly as a county home away from his regular home in Los Angeles. It is not certain whether permits were issued for the house and garage, as it was built around the time that Sierra Madre first incorporated as a city.



After Darling's death in 1910, the house was sold. It is unknown what other

changes were made prior to 1947, as the permits prior to the mid 1950s are no longer extant, with only some being referenced in the county assessor's files.

changes were made prior to 1947, as the permits prior to the mid 1950s are no longer extant, with only some being referenced in the county assessor's files.

The house was converted to a duplex in 1947 and an exterior staircase was added to the West facade at that time. That staircase was completely rebuilt in 2009. A 2-story rear porch was added in 1954. The garage was missing by 1955 and a two vehicle carport was built the by following year. By 1975, it was no longer being used as a duplex. The roof was re-shingled in 1958 and completely replaced in 1987, with plywood sheathing being added at that time with fiberglass shingles. The original roof may have been made of wood, with it being covered with composition shingles in the 1958 redo. Fences were added to the property in 1998 and 2007.

In 2014, a permit application was made to build a new house and garage and a demolition permit was applied for in January of 2015, however neither was issued and the project was eventually abandoned, leading to the house being sold to the current owner. A permit was taken out in September of 2016 to build an addition to the rear and replace the cedar siding with Hartishake siding. When the work was commenced,



the house was stripped down to its framing and the roof was completely removed. At that point the work was stopped by the city inspector who determined that the work had gone beyond the scope of the permit. This report will be looking at what mitigations will be necessary to complete the work, while keeping its scope within the Secretary of the Interior's Standards.

See appendix for a full listing of the various permit data.

FORM 6 PARCEL 19  
**Building Description Blank** Index 5762  
 LOS ANGELES COUNTY ASSESSOR'S OFFICE  
 ST. NO. 126 E. Mira Monte  
 TRACT: Monte Lido

LOT NO. 39 BLOCK NO.  
 EXAMINED BY: L. L. L. DATE 9/14/47

<b>CLASS</b>	<b>EXTERIOR</b>	<b>HEATING</b>	<b>EXT. FEATURES</b>
Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Studio Apartment No. Units Area per Unit Room Pib. Fixt.	1 1/2 2 3 Story Stucco Rustic Shakes B & B Siding Shingles Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame Wood Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blow-Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Sorens Galv. " Trim-Tile, Plaster " Stone, Wood, Brk. Cornico Boxed
<b>FOUNDATION</b>	<b>ROOF</b>	<b>PLUMBING</b>	<b>INSIDE FINISH</b>
Concrete Hillside Cross Walls Steel Joists Piers	Flat 1/4 1/2 3/4 % Hip Shed Monitor Gable Dormers Sawtooth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Comp. Shingle Asbestos Shingles Transite Tile Trim Tile 1/2 3/4 % Full Wood Steel Truss Span	No. of Fixtures 10 Cheap Good Medium Special	Plaster Sand, Berly Interior Stucco Knotty Pine Ply.-Ed. Gypsum Ceolotex Plaster-Board Walls Panelled Paint Paper Unfinished Woodwork, Plain Fey
<b>BASEMENT</b>	<b>LIGHTING</b>	<b>BUILT-INS</b>	<b>CLASSIFICATION</b>
40 feet x 12 feet deep @ sq. ft.	Cheap Medium Good Special	Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds	Cheap Medium Good Special
<b>Check Sanitas</b>	<b>BUILDING VALUE</b>	<b>Depreciation</b>	<b>Rate</b>
Living Room 2 Year 1949 1956	No. Sq. Feet 2532 2532		
Living-Dining Combination	@ \$ 940 240		
Bedrooms 13	Build. Value 6076 6076		
Dressing Rm.	Bas't. Value 240 240		
Bathroom 11	Garage Value 144 240		
" No Tub	Office Value		
Tile ( ) ( )	Other Value		
Kitchen 11			
Bfst. R. or N.			
Plank ( )			
Hdwd. Floors			
Hdwd. Doors			
Hdwd. Finish			
P. G. by Date % P.C. Val.			
	Total Value 6460 6556		
Year Depr. Spec. Depr. Assessed Value	Year Depr. Spec. Depr. Assessed Value		
1949 377 8435 1220			
1956 401 2638 1310			
1957 110 1440			

LOCATION IF CUT  
 BY  
 DATE  
 E. ON M. B. ON  
 BY  
 DATE

20 20 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 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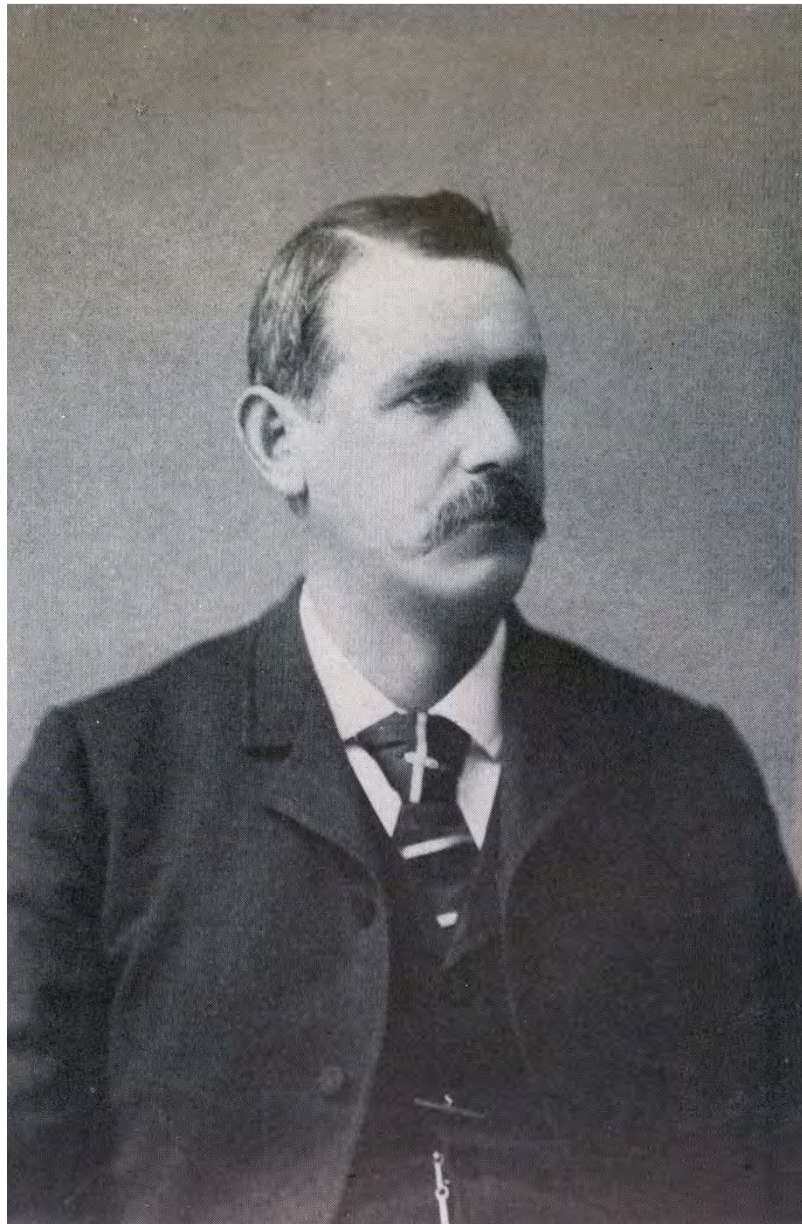
## *Section VII*

### *Historical Outline*

The Henry A. Darling Residence is located in the Northeastern part of Sierra Madre, on land that was a part of Lot 24 of the original Sierra Madre Tract. Sierra Madre, itself, was subdivided in 1881 by Nathaniel Coburn Carter, who had come out West from his native Lowell, Massachusetts, where he was born in 1840, in order to find a milder climate to help with his failing health. He had first visited the area in 1870, and then he brought his family out and settled in the Flores Ranch near San Gabriel in 1872. Two years later he organized "Carter Excursions", bringing trainloads of Easterners out to California to check out the place and maybe to buy land.

In 1881, Carter bought 845 acres of the Rancho Santa Anita from Elias J. "Lucky" Baldwin, as well as 150 acres from John R. and Betsy Richardson and an additional 108 acres from the Southern Pacific Railroad. This was the land, totaling 1,103 acres, which he then had surveyed and subdivided into the Sierra Madre Tract.

Carter passed away at his Sierra Madre home on September 2, 1904. His estate sold portions of Lots 23, 24 and 25 to Henry Augustus Darling in July 1905. A Los Angeles real estate broker, Darling was originally from New York. He and his family arrived in Los Angeles during the great land boom of 1885-1889.



Nathaniel Coburn Carter (1840-1904) - Annals of Early Sierra Madre ©1950

Darling paid \$24,120 for the land which he then subdivided into the Monte Lado Tract, consisting of 54 Lots, each at 20,000 square feet or larger. He gave the names Mira Monte (Mountain View) Avenue and Alegria (Happiness) Avenue to the two new streets that were laid out within the subdivision.

The first house was built in 1905 at 68 E. Mira Monte, with the second, by Darling himself, in 1907, at 126 E. Mira Monte. Several other homes were constructed in the subdivision before Darling suddenly passed away at his Los Angeles home on January 17, 1910, at the age of 58. He appears to have built the house on Lot 39 as a second home. After his death, his second wife, Anne, was the sole beneficiary of his estate.

**ALL TO THE WIFE. The will of Henry A. Darling was offered for probate yesterday. The entire estate, valued at \$15,000, is bequeathed to the surviving wife, Anne E. A. Darling, with the expression that he has such faith in her that he is satisfied she will do the right thing by their children, without any definite proviso on his part.**

Notice of deposition of Darling's estate to his wife in the Los Angeles Times on February 2, 1910.

Henry Augustus Darling was born in New York on December 1, 1851. After he came to Los Angeles during the great land boom in 1887 and quickly took up his profession as a real estate broker. He soon began subdividing tracts of land throughout Los Angeles County along with several partners until the boom suddenly ended in early 1889. He continued in the real estate business during the subsequent recession, slowly building it up again. The purchase and subdivision of his Sierra Madre land in 1905 proved to be his last major development. He retained Lots 39, 40 and 41 for his own use, selling most of the other lots by the time that he passed away suddenly at the age of 58.

After his death, Anne sold the lots, deeding Lot 39 to Sarah J. Gill, a 65 year old widow from Ohio, who lived in the house until about 1920, when it was transferred to Charles T. Stanley. It does not appear that Mr. Stanley ever lived in the house. The nearest person by that name that has been located was a bank notary who lived in San Francisco. In 1923, the property was bought by Margaret T. (Clarkson) Blackwell, the 62 year old wife of Canadian farmer Alfred Thomas Blackwell, who she had married in Port Stanley, Ontario on February 22, 1882. The couple moved to Los Angeles in 1910, living on Grand Avenue at 330 South Grand Avenue, according to the 1920 United States census.



Alfred Blackwell had just become United States citizen at the time they bought the house as a retirement home, but he died on November 11, 1925, at the age of 65. Margaret remained in the house, with the 1930 census showing her two grand-daughters, Margaret and Jane Daugherty, living with her. In the Fall of 1933, she went to Toronto to visit her son, Bartram. On November 10th, she had a serious asthma attack and passed away on the 28th of November. The house was left to her daughter, Irene Lillian Rutledge.

Irene and her husband, Arthur Alfred Rutledge, who was added to the title on May 20, 1947, when the house was converted to a duplex. They were to make the house their lifetime home. He passed away on March 20, 1953, followed by Irene on April 28, 1961. Her executors were her daughter, Lynette Gladys Briggs and Verna Quackenbass, whose relationship to Lynette Briggs has not been determined. They deeded the house to Beverly Hills real estate broker Benjamin L. Meisel on June 28, 1962, but on August 3rd it was transferred back to them with Verna's brother, Bernie on title in her place. In 1975, the county reassessed the house as a single family residence. They lived in the house until it was sold to Steven Laub and Anita Flemington on February 12, 1982.

Anita Maria Flemington and just been through a divorce from her husband, Charles, when she and Laub bought the house. They were to live there until June 16, 2004, selling it to David R. and Julie Brown.

The Browns soon embarked on a plan to add to the rear of the house, but were informed that the planned addition was too tall for the neighborhood. They then submitted plans to build a new house and garage on the site on November 17, 2014.



Architect John Van de Velde's rendering for the proposed 4,000 square foot replacement home for the Darling Residence, dated February 3, 2015.

This was followed up on January 15, 2015 with an application for a demolition permit

to clear the lot. A firestorm of criticism quickly followed with the Sierra Madre Tattler noting that The Browns were "not just a simple and naive young couple who wandered into their present difficulties unaware, and are bewildered and overwhelmed by all that happened since." Julie Brown was a Vice President of Jacobs Engineering Group, a prominent Pasadena based firm gave access to some of the best engineering, architectural and construction talents available.

The furor over the potential demolition of the Darling Residence came just as the City of Sierra Madre was adopting the current ordinance requiring a report for demolition or any major changes on any building built prior to 1940 in the City of Sierra Madre.

The writer was contacted by the Browns about writing the report and visited the then-vacant house on February 27, 2015. After a conversation which noted that the house appeared to at least have same architectural merit. The Brown's eventually abandoned the project and put the house on the market.

The property was deeded to the current owners on September 24, 2015. September 6, 2016, after considerable negotiation with the City Planning Department, a permit to construct a 2 plus story addition was applied for with a number of conditions. One plan was to replace the exterior siding and to reconfigure parts of the interior. Another was to put a new roof on the house. The house was soon reduced to open framing and the roof was removed. Soon the City was called to stop the work on what appeared to some people to be a demolition.

This is the current situation and the report will discuss the proper mitigations that will be necessary to enable the project to comply with the Secretary of the Interiors' Guidelines for Rehabilitation.

## *Section VIII*

### *Historical Significance*

The Henry A. Darling Residence is an example of an Arts and Crafts house, built in the period before the First World War. The Arts and Crafts design concepts, as pioneered by William Morris in England and others, such as Gustav Stickley in the United States was a movement to break free from the machine oriented means of production that had come to dominate the late 19th Century and bring life back to the basics of true craftsmanship.

The Arts and Crafts movement in architecture was an important period in which the design elements and construction work were done by hand, rather than with pre-manufactured pieces. These elements were present in the Mission and prairie styles of the 1890s, as well as the more conventional homes that were built in the same manner, utilizing the same elements. The true Craftsman home is the direct heir to the early Arts and Crafts house. However, the true Craftsman has a more set design, utilizing low slope roofs, spacious porches, rich interior wood work and large exposed eaves, etc. The Arts and Crafts home pioneered all of these features at various points. The Darling Residence includes the spacious front porch, the rich interior, including the stone fireplace.

Its significance is found as an fine example of the type of house that stood at the dawn of the Craftsman period, still utilizing the massing of earlier homes, while bringing in the design elements of the later Craftsman. The house is clearly a fully hand built specimen. Ironically as the Craftsman house became a predominant design over the next two decade, the design element were more and more done by machine, the very goals of the Arts and Crafts movement were diluted by its own popularity.

There was no association with anyone of note, with no record of any possible architect, although it is likely in this case. The original owner was the subdivider of the land and appears to have built the house as a weekend getaway from his main home in Los Angeles. However, his early death, occurring just three years later, ended that part of the home's history . The first long term ownership (1923-1982) was three generations of the same family was with the (Blackwell/Rutledge/Briggs families, who were in originally from Canada, but not of any major historical significance.

The house is a visible reminder of the early 20<sup>th</sup> Century development and history of Sierra Madre. It is not associated with anyone of major significance at the national, state or local level. However, its design as a representative of the Arts and Crafts movement is significant enough to have been possibly eligible for individual listing on the National Register and clearly as a local Sierra Madre. The surrounding neighborhood also has enough integrity to create an National Register district, with

the Darling Residence being a clear contributor to that district.

The current condition of the house, with most of its key design elements removed, can be mitigated under the Secretary of the Interior's guidelines (See Appendix). In addition the National Register criteria for designation includes lost resources that have been accurately reconstructed on their original site.

However, the Darling Residence has been only partially deconstructed, with an intent to put the house back together to look essentially as it did historically, retaining several remaining features including the stone fireplace and the stone foundation (the latter being reinforced and brought to current code from behind.), retaining or replicating as well, the character defining features of the house, while putting an architecturally compatible addition at the rear. Therefore a more applicable criteria is that for a renovation/partial restoration of the house.

During the deconstruction, several significant parts of the house were inadvertently lost, including all or parts of historic windows, doors and interior features, such as the original wainscoting. The foundation, framing and hardwood flooring for the first floor remain.

The plan calls for replacement of the original cedar siding with lookalike "Hardiplank", which is a fire proof cement siding cast to resemble the original 5 inch planks. While this use is fully appropriate for the rear addition under Standard 9 which calls for the differentiation of the historic and new portions of the house, it conflicts with Standard 6 on the original house, which calls for the retention of all original materials or replacement material in kind, if possible. The original style cedar siding is still available so it would be appropriate to replace the removed siding in kind on the original house.

More complicated is the framing, which has a number of issues, including rot and termite damage in some areas. The original walls are still standing, but the damage is such that much will need to be replaced. It is recommended that at least some of the original walls be retained in order to retain it as the historic 1907 structure, as opposed to a reconstruction, which would be considered a new building. The reconfiguration of some of the interior walls could make the house lose its potential eligibility for the National Register, but it would still retain its eligibility as a local landmark (Sierra Madre does not include interiors in such a designation.) and as a contributor to a potential historic district at the National level.

Another area of concern is the roof, which was removed prior to the city stopping the work. The roof was in the original configuration prior to the work, but it had been redone at least twice, in 1958 and again in 1987. The first re-do may have covered

the original roof, which was possibly wood shingles, with composition shingles. In 1987, the roof was taken down to the rafters and sheathed in plywood with fiberglass shingles. With the concern about fire, an appropriate material may be a form of slate designed to look like wood. While not a perfect solution to the roof issue, it would be an acceptable substitute, as would a new composition shingle roof. The roof and dormers will need to be framed as they were originally, with both stone chimneys being either preserved or replicated as they were. The garage, which was not the historic original, should be reconstructed in a manner that is sympathetic to the design of the house.

Lastly, as much of the extant original features as possible should be incorporated back into the exterior, namely surviving doors and windows. all others should be replicated in kind. It would be appropriate to include insulation within the exterior walls. The exterior staircase, which originally dates back to 1947 and was rebuilt in 2009, can be reinstalled at the option of the owner. Care should be taken to preserve the surviving character defining features of the building so that they may be reinstalled or properly replicated if there is too much deterioration.

The goal is to rebuild the house in a manner that it will look the same from the street, as well as maintain its eligibility as both a contributor for a potential National Register district as well as being individually eligible for local designation.

## ***Section IX***

### ***Conclusion***

The Henry A. Darling Residence was a rare example of a architectural type specimen, specifically that of a transverse gabled pre-Craftsman Arts and Crafts residence. The house is presently in a deconstructed state with only the framing, flooring, stone foundation and stone fireplace extant in the house, with some surviving windows, doors, etc. The house can again display enough integrity to be a contributor if the area was ever to be a national, state or local historic district, it also enough quality of design to be considered for an individual listing, as a good architectural specimen.

The house is architecturally distinguished at an individual level. The design is both representative of the type of practical craftsmanship that was representative in the United States before the First World War, as well as it having an association with the early development of the San Gabriel Valley, and particularly with the City of Sierra Madre, as well as being a rare example of its architectural type.

There do not appear to be any persons of historical note to have lived in the house, rendering it ineligible for an individual listing on historic grounds, other than as a representative of the early development of Sierra Madre and the San Gabriel Valley.

The subject resource clearly displays enough architectural design to be eligible as a contributor to a district, potentially at the National level, but the district at this point still needs to be fully documented, therefore meriting a California Historic Resource Code of 4D2, which means that "more historical or architectural research is performed on the district" per the criteria laid out for the National Register of Historic Placed list of Historic Status Codes. It also appears to meet the criteria for local listing at the individual level, with a status code of 5S1.



*Section X  
Photographs*



*Henry A. Darling Residence, front facade, 126 E. Mira Monte Avenue, Feb. 27, 2015 (Charles J. Fisher photo)*



*Henry A. Darling Residence, current condition, 126 E. Mira Monte Avenue, Nov. 8, 2016 (Charles J. Fisher photo)*





*Henry A. Darling Residence, satellite view, 126 E. Mira Monte Avenue, Feb. 2016 (Google Earth)*



*Henry A. Darling Residence, garage by house, 126 E. Mira Monte Avenue, Jul. 20, 2015 (William Kefalas photo)*





*Henry A. Darling Residence, rear facade as work started, 126 E. Mira Monte Ave, Oct. 1, 2016 (William Kefalas photo)*



*Henry A. Darling Residence, rear stairs and covered walkway, 126 E. Mira Monte Avenue, Aug. 13, 2013 (MLS photo)*





*Henry A. Darling Residence, West facade, 126 E. Mira Monte Avenue, Jul. 20, 2015 (William Kefalas photo)*



*Henry A. Darling Residence, East facade, 126 E. Mira Monte Avenue, Jul. 20, 2015 (William Kefalas photo)*





*Henry A. Darling Residence, current East facade, 126 E. Mira Monte Avenue, Oct. 30, 2015 (William Kefalas photo)*



*Henry A. Darling Residence, garage by house, 126 E. Mira Monte Avenue, Aug. 16, 2013 (MLS photo)*





*Henry A. Darling Residence, front porch, 126 E. Mira Monte Avenue, Aug. 16, 2013 (MLS photo)*



*Henry A. Darling Residence, current front porch, 126 E. Mira Monte Avenue, Oct. 1, 2016 (William Kefalas photo)*





*Henry A. Darling Residence, front door, 126 E. Mira Monte Avenue, Jul. 20, 2015 (William Kefalas photo)*



*Henry A. Darling Residence, East facade current, 126 E. Mira Monte Avenue, Oct. 4, 2015 (William Kefalas photo)*





*Henry A. Darling Residence, historic front window, 126 E. Mira Monte Avenue, Oct. 4, 2015 (William Kefalas photo)*



*Henry A. Darling Residence, attic, 126 E. Mira Monte Avenue, Mar. 13, 2015 (William Kefalas photo)*





*Henry A. Darling Residence, fireplace & wainscoting, 126 E. Mira Monte Ave, Feb. 27, 2015 (Charles J. Fisher photo)*



*Henry A. Darling Residence, casement windows in kitchen, 126 E. Mira Monte, Jul. 20, 2015 (William Kefalas photo)*





*Henry A. Darling Residence, living room showing windows, 126 E. Mira Monte Avenue, Aug. 16, 2013 (MLS photo)*



*Henry A. Darling Residence, windows in front dormer, 126 E. Mira Monte Avenue, Aug. 16, 2013 (MLS photo)*





*Henry A. Darling Residence, window & stone foundation, 126 E. Mira Monte, Jun. 23, 2015 (William Kefalas photo)*



*Henry A. Darling Residence, front facade, 126 E. Mira Monte Avenue, Aug 16, 2013 (MLS photo)*

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National Register Bulletin No. 15.....How to Apply National Register Criteria for Evaluation, 1990  
The Reconstruction of Historical Buildings: A Visitor and Historical Study.....Virginia Commonwealth Univ, 2011

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Los Angeles County Assessor's Office Maps and Tax Records  
Los Angeles County Tract Maps  
Sierra Madre City Directories  
Social Security Death Index  
United States Census Records from 1880 through 1940  
United States Immigration and Naturalization Records

# Appendix



**Building Permit History**  
**126 E. Mira Monte Avenue**  
**Sierra Madre**

- 1907: Building Permit No. ????? to construct a 2-story, 6-room 40' X 38', 2,059 sq. foot frame residence on Lot 39 of the Monte Lado Tract, at 126 E. Mira Monte Avenue. (*per County records & sale date*)  
Owner: Henry A. Darling  
Architect: Unknown  
Contractor: Unknown  
Cost: \$2,440.00
- 1907 Building Permit No. ????? to construct a 1-story 12' X 16' frame garage on Lot 39 of the Monte Lado Tract.  
Owner: : Henry A. Darling  
Architect: Unknown  
Contractor: Unknown  
Cost: \$100.00
- November 1, 1947: Building Permit No. 3448 to convert single family residence to duplex, putting in walls for dividing rooms in second story and an exterior staircase..  
Owner: Arthur A Rutledge  
Architect: Unknown  
Contractor: Owner  
Cost: \$800.00
- August 5, 1954: Building Permit No. 5415 to add a 2-story 8' X 40' porch to rear of house. (*per County records*)  
Owner: Arthur A. Rutledge  
Architect: Unknown  
Contractor: Unknown  
Cost: \$200.00
- June 9, 1955 County appraiser notes that original garage has been removed.  
(No permit record found.)  
Owner: Arthur A. Rutledge

c 1956: Building Permit No. ???? to construct a 20' X 20' frame carport to replace garage. (*per County records*)  
Owner: Irene L. Rutledge  
Architect: None  
Contractor: Unknown  
Cost: \$400.00

December 8, 1958: Building Permit No. 6458 to re-roof dwelling.  
Owner: Mrs. A. A. Rutledge  
Architect: None  
Contractor: Monarch Roofing and Insulation Co.  
Cost: \$300.00

December 9, 1975: County appraiser notes: Change use code from 0200 to 0100 & reassess. *Tax Payer* states on rental survey private residence no rental accordingly.  
Owner: Bernie R. Quackenbass and Lynette R. Briggs

August 25, 1987: Building Permit No. 20624 to re-roof house - ½" CDX plywood & class A GAF timberline fiberglass shingles.  
Owner: Steven Laub  
Architect: None  
Contractor: Owner  
Cost: \$5,850.00

May 8, 1998: Building Permit No. 032301 to construct a 40' 6½' tall redwood fence with two gates.  
Owner: Anita Flemington  
Architect: None  
Contractor: Stewart Fence  
Cost: \$1,412.00

June 19, 2007: Sewer Permit No. 041537 to build a fence along the rear property line.  
Owner: Steven Laub  
Architect: None  
Contractor: Owner  
Cost: Not Shown

- April 28, 2009: Building Permit No. 04999 to repair exterior stairs.  
Owner: Anita Flemington  
Architect: None  
Contractor: John Kneifl  
Cost: \$2,800.00
- November 17, 2014: Building Permit No. 203880 to construct a 2-story 3,520 sq. foot house and a 480 sq. foot garage. (*Permit not issued / plan check not approved*)  
Owner: Dave and Julie Brown  
Architect: John Van de Velde  
Contractor: None  
Cost: \$464,000.00
- January 1, 2015: Building Permit No. 203981 to demolish residence and 400 sq. foot garage. (*Permit not issued after Building official James M. Guerra noted in letter that house and garage "do not present an imminent hazard to public safety and therefore are not eligible for the exception (c) to Section 2 of Ordinance No. 1360-U".*) (*Project abandoned by homeowner*)  
Owner: David Brown  
Architect: Van de Velde  
Contractor: None  
Cost: \$18,500.00
- September 16, 2016: Building Permit No. 204485 to construct a 2+-story addition to residence.  
Owner: William Kefalas  
Architect: Samir Guirgus  
Contractor: None  
Cost: \$372,411.00

**NOTE:**

There may have been additional early permits for work, but the records are incomplete.

## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# EXHIBIT C

Historical Assessment  
Prepared by Vanessa Withers



## HENRY A. DARLING



Henry Augusta Darling was born in December 1851 in Rensselaer, New York. His first wife was Mary E. Tiffany, born in Ireland in 1849. They had two children: Grace (1876-1882) and Harry Tiffany (1879-1967). Mary died at the age of 33 in 1882, the same year as her daughter. In those years the family was living in Dutchess County, New York, where Henry was identified in the census as a "laborer."

In 1883, Henry married his second wife, the former Mary Allen (1861-1946). They would have two sons: Reeve H. (1881-1953) and Kenneth Glendower (1890-1954). By 1890, the family had moved to Southern California. Henry first settled in Ontario where he had a farm. But soon after, the family moved to Los Angeles where Henry found employment as a horticulturist. The 1900 census shows the Darlings living at 1213 West 23<sup>rd</sup> Street and Henry working as a real estate broker with his own office in downtown Los Angeles. Henry Darling died in Hollywood in January 1910 at the age of 58. No obituary could be found for him in the *Los Angeles Times*, *The Pasadena Star*, or the *Pasadena Evening News*.

Two houses Darling is known to have had built were 110 and 126 East Mira Monte in Sierra Madre, constructed in 1907 and 1910 respectively. It is unknown if he lived in either of them. He may have had them built as speculative investments.

### Sources:

Ancestry.com

Historic *Los Angeles Times* database

## News features historic homes

By Jeff Miedema

The Sierra Madre News has begun a weekly feature on historic homes.

Sierra Madre is a community rich in local heritage. Even its values, pride and community bonds can be linked to the pioneering settlers. It is because of these bonds that Sierra Madre enjoys its hometown atmosphere today.

We also would like to enlist the support of our readers to supply any information they may have regarding any of the homes that we feature. Information can greatly enhance the archives of the Sierra Madre Historical Society, while bonding the fragile fabric that weaves and intertwines the community's past with its future.

In 1907, the sounds of lumber being cut while nails were finding a secure resting place marked the spot where a new house was soon to become a part of a growing community. It was built three years before Halley's Comet would race across the sky and at a time when Harry S. Truman was still working on his family's farm.

Owners, Steven Laub and Anita Flemmington, enjoy their old home very much.

"It's not easy owning a home as old as this one," says Anita. "It requires a lot of time and energy to keep it up while improving it."



The home of Steven Laub and Anita Flemmington, shown above, is one of Sierra Madre's historic homes being featured in a new series to appear on a regular basis in The News. Most of the homes are being carefully restored and cared for. Photos and text about these historic dwellings will be provided by Jeff Miedema. The owners preferred not to have the address published.

Owners, Steven Laub and Anita Flemmington, enjoy their old home very much.

"It's not easy owning a home as old as this one," says Anita. "It requires a lot of time and energy to keep it up while improving it."

The house is a hodgepodge of different styles but mostly it reflects the California bungalow theme with its large front and back porches and wide eaves. The owners enjoy the many built-in qualities, such as walk-in closets, hardwood floors, redwood panels, plate rails and ceiling beams.

Anita says that the house was so well thought out in its design that it stays so cool in the summer that you would think they had central air. The designer took into consideration the mountain breezes that daily ventilate the home through the windows and breezeways. With its massive arroyo stone fireplace, it is economical to heat in the winter.

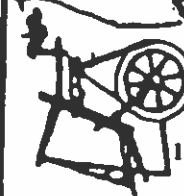
They have researched the home's history, but were disappointed to find that records were not kept in those early days, none that they could find anyway. They would appreciate any information on the house that residents may have. Please call The News, 355-3324, and ask for Jeff.

Get your **RED TAGS** here!

**POTTERY**

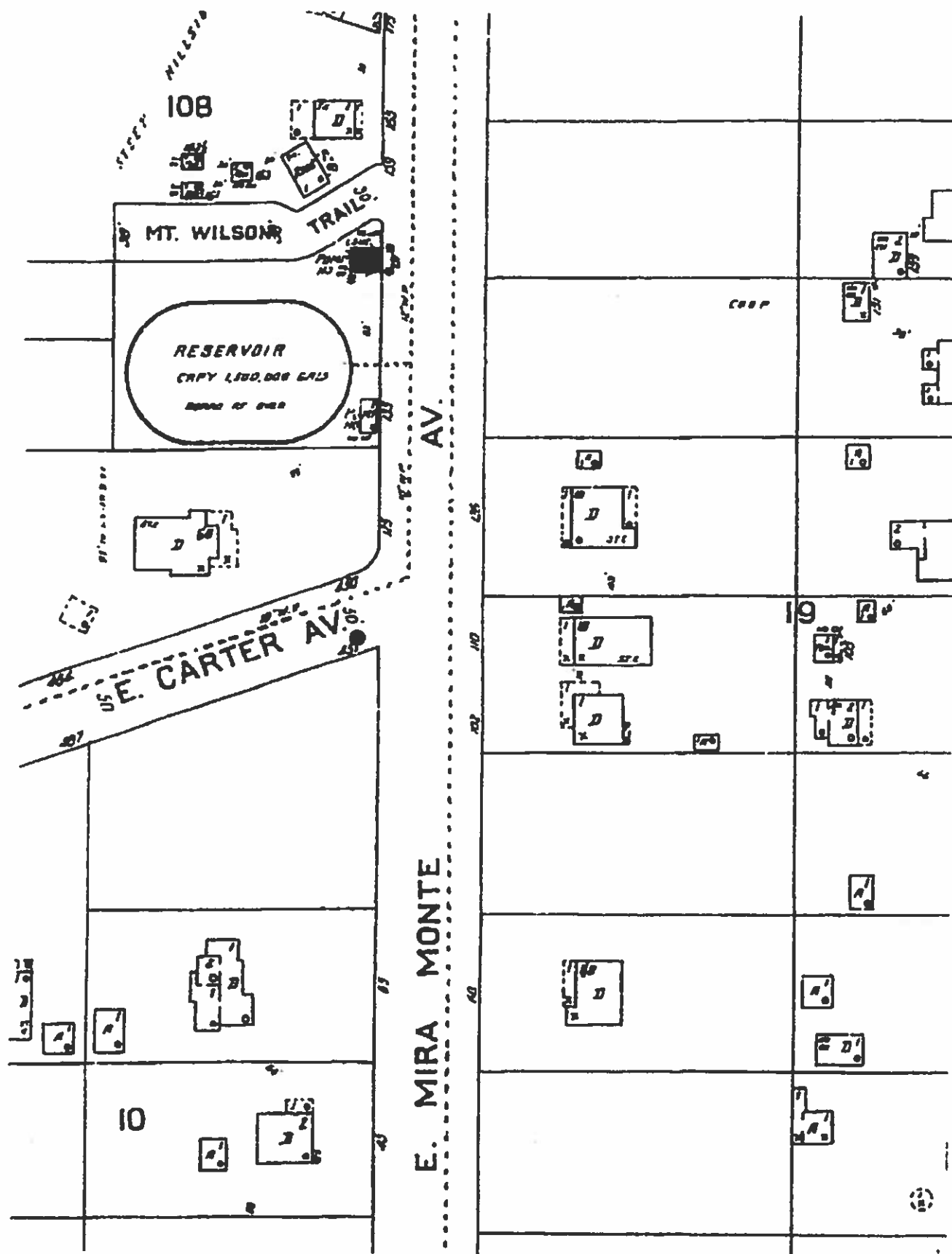
**WALL DECORATIONS**

**ANTIQUES**

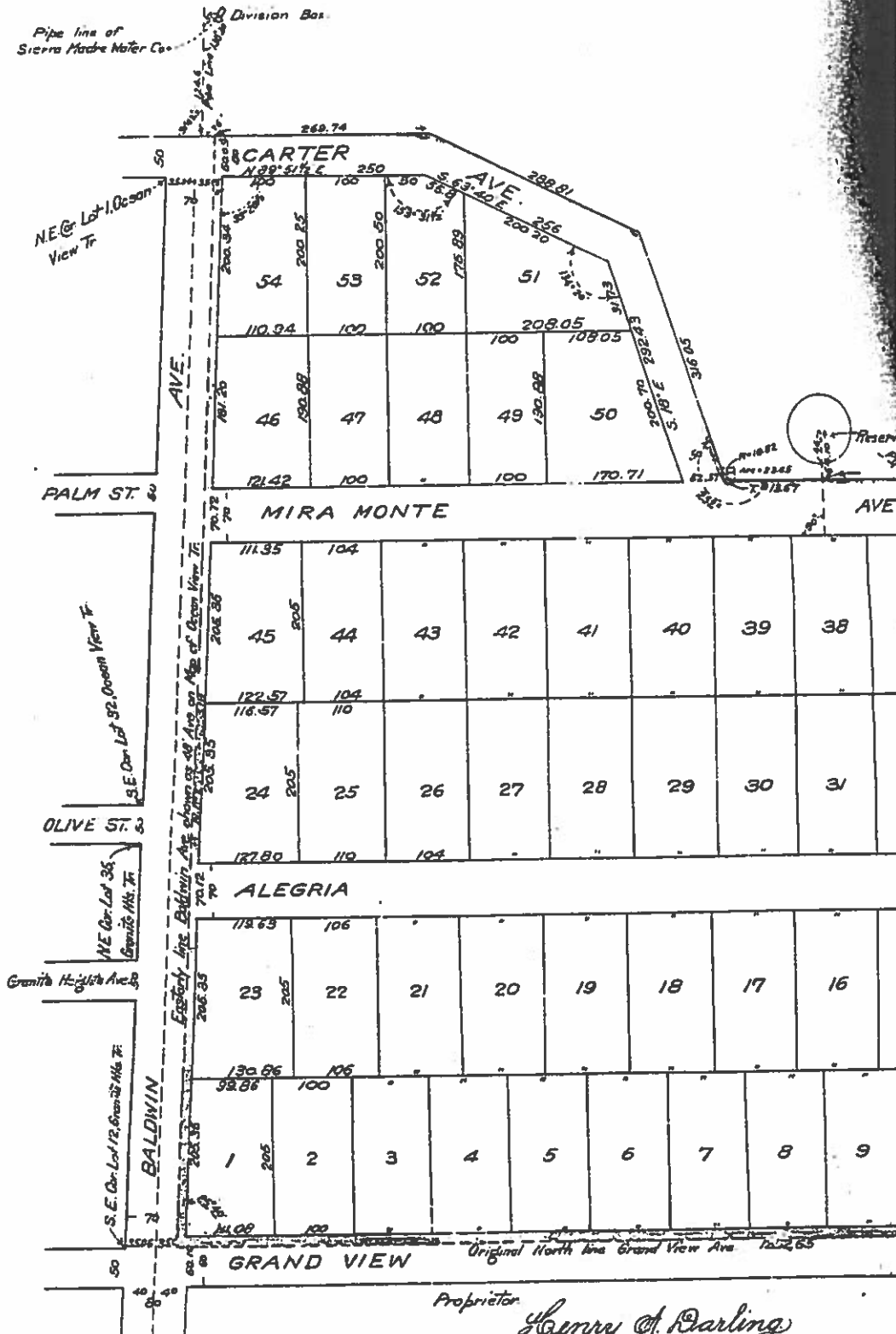


**The Spinning Wheel**

18 W. Sierra Madre Blvd.  
355-0443

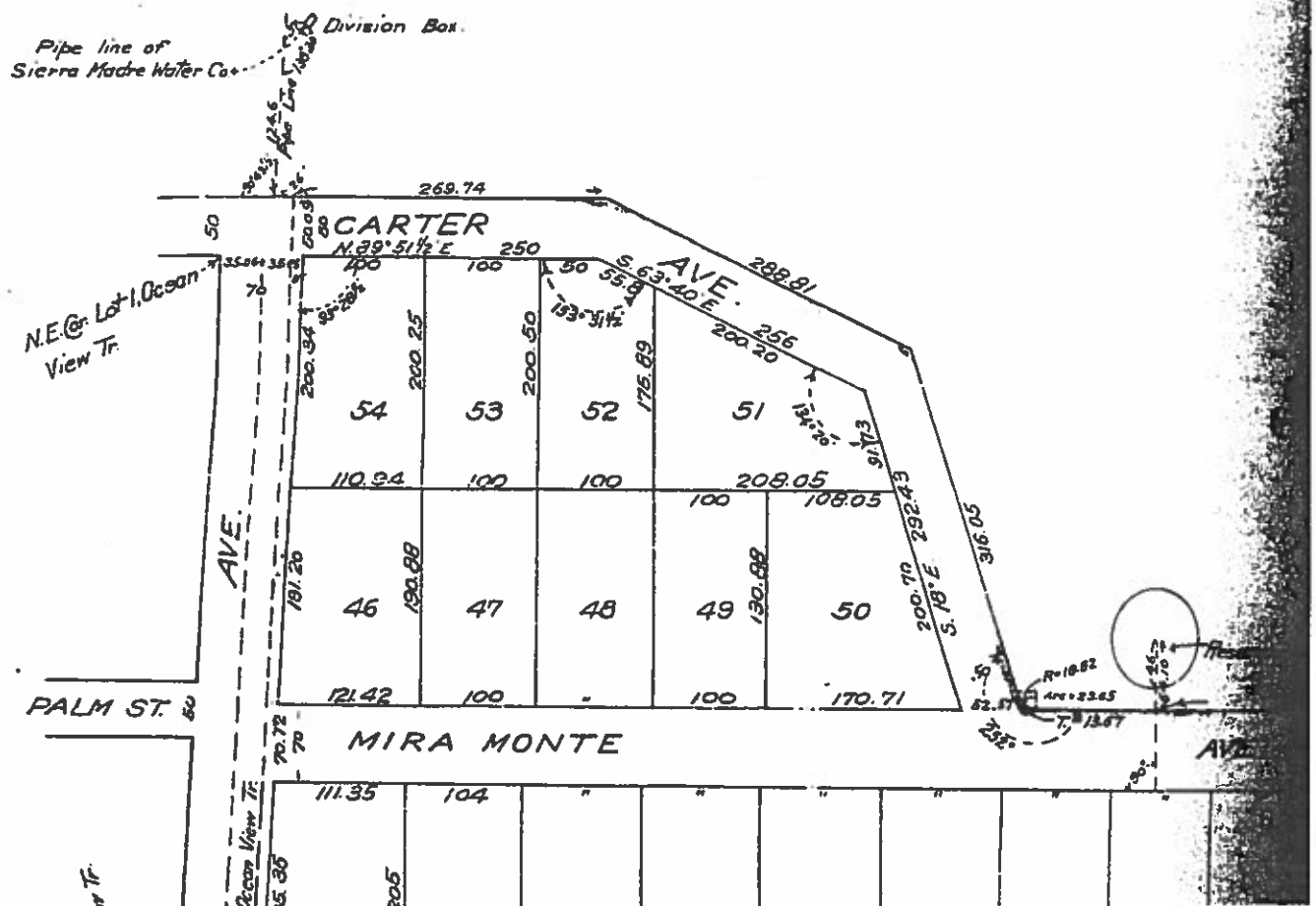


Scale :- 1 inch = 150 feet.



MONTE LADO TRACT.

Being a subdivision of portions of lots 23, 24, and 25, Sierra Madre  
recorded in Book 4, Page 502, Miscellaneous Records of Los Angeles County, State  
Surveyed by Allin Bros. August 1905.  
Scale :- 1 inch = 150 feet.



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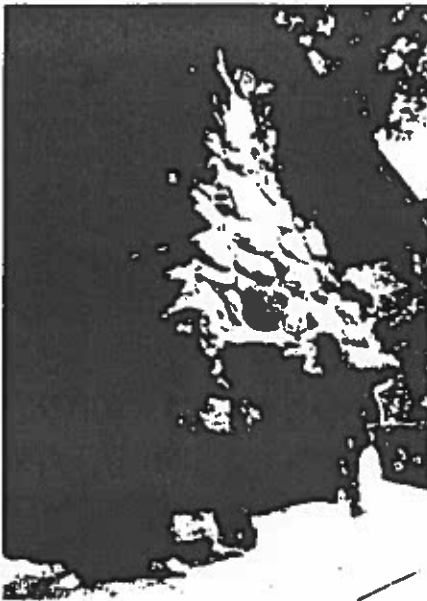
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## Our History, Our Mission



Historic Preservation Partners is a small firm that was started with the intention of expanding the availability of preservation consulting to a wider community. Our services are tailored specifically to the needs of property owners. We provide individualized attention and assistance in facilitating responsible stewardship of historic properties.

HPP's founder, Vanessa Withers, holds a Master's Degree in Historic Preservation from University of Southern California (USC) and a Bachelor of Science in Business Administration from California State Polytechnic University, Pomona.

Our firm was founded on the belief that historic preservation should be accessible and inclusive. We strive to bring objectivity, integrity, and expertise to all projects.

## Our Services

- Mills Act Historical Property Contract Application Preparation
- Historic Structure Reports
- Historic Preservation Planning and Design Assistance
- Local, California, and National Register Nominations
- Restoration and Rehabilitation Plans
- Finished Material Selection for Rehab Projects
- Assist homeowners and investors update, rehabilitate, and capitalize on their historic property through cost-effective, preservation friendly means



# Historic Preservation Partners Group

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## VANESSA WITHERS

Small business owner/founder of **Historic Preservation Partners** -- a practitioner based consulting and services firm established in 2004 to facilitate the accomplishment of individual, corporate, and/or governmental objectives with regard to historic properties.

Significant areas of expertise include Historic Preservation Planning, Property Documentation, and Property Development as well as Homeowner Assistance, Client Relations, Project Management, and Public Meetings/Presentations.

### *INDIVIDUAL CLIENT oriented accomplishments*

- Prepare and defend Mills Act Applications [92% success/approved home owner applications]
- Prepare LA Historical Cultural Monument Applications [100% success/approved applications]
- Prepare wide variety of Historical Landmark Applications for submittal to various City and State Agencies (including the State of California, City of L.A., Pasadena, South Pasadena, Covina, West Covina, Monrovia, and the Pacific Palisades)
- Prepare and document Historic Assessments
- Prepare materials for Federal Rehabilitation Tax Credits
- Navigate zoning regulations (including creative solutions for property enhancement)
- Personally represent and advocate for clients at City Council, Planning Commission, and Cultural Heritage Commission meetings

### *GOVERNMENTAL and CORPORATE oriented accomplishments*

- Prepare variety of Historic Assessments, Historic Structures Reports, Cultural Landscape Reports, Historic Resource Surveys and Context Statements
- Prepare and document pre-development studies, rehabilitation plans, staging/prepare to sell plans, adaptive re-use plans or opportunities, potential funding sources, etc.
- Prepare pre-EIR assessment for California Environmental Quality Act (CEQA)
- Prepare State of California DPR documentation
- Prepare/conduct presentations at any required meetings in explanation or defense of reports and findings

### *Education*

- University of Southern California (USC) – Master of Arts in Historic Preservation (2004)
- California State Polytechnic University, Pomona, Ca – Bachelor of Science in Business Administration (2002)
- Pacific Northwest (Historic Preservation) Field School, Whidbey Island, WA (2002)

*Initial Reference* John Mayer, Senior Planner, City of South Pasadena, CA

Additional references furnished on request

*Note* References may recall me by my maiden name, Vanessa Wexler

# EXHIBIT D

## Construction Observation Report

**CITY OF SIERRA MADRE**  
**DEPARTMENT OF PLANNING AND COMMUNITY PRESERVATION**  
**MEMORANDUM**

**Date:** November 21, 2016 (Revised 11-23-16)  
**To:** Vincent Gonzalez, Director  
**From:** James M. Guerra, Building Official  
**Subject:** Construction Observation Report  
126 E. Mira Monte Avenue

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Per direction of the Planning Commission, a joint inspection of the subject property was performed on November 14, 2016. City staff present for the inspection included Director, Gonzalez, Building Official Guerra, Plan Check Engineer Hong and Building Inspector Caro.

The purpose of the inspection was to prepare a construction observation report regarding the condition of the remaining framing including the walls, floor system and foundation.

The conditions observed were as follows:

**Foundation**

The existing foundation Jacks foundation concrete piers under posts. A partial jack and girder system had been installed. Several of the girders are notched and/or are not properly supported or bear on the exterior foundation. Various cripple wall posts and/or studs are deteriorated and damaged. Detail 20/S-4 on the approved plans is incorrect as detailed for the existing cripple wall on the west exterior wall. **North cripple wall studs and mudsill are damaged and deteriorated.**

**Floor System**

First floor - See foundation comments. Portions of the floor and rim joists are deteriorated and/or damaged.

Second floor - Portions of the floor and rim joists are deteriorated and/or damaged.

**Exterior Walls**

First floor - All walls have a single top plate. Several exterior walls have diagonal blocking. All window and door headers lack king post support. The east exterior dining room stud walls are discontinuous and damaged and/or deteriorated.

Second floor - Same as first floor - single top plate and some diagonal blocking. Both east and west walls have minimal walls remaining.

## **Roof**

The second story roof has been completely removed. The roof covering of the first story porch has been removed.

## **Garage**

Roof has been completely removed. Portion of the south foundation is cracked and damaged. Slab floor is cracked and settling.

## **Recommendations**

Foundation - Install new foundation and pier/post/girder system per approved plans except additional detail needs to be provided to show existing cripple wall and rock foundation. Repair/replace deteriorated cripple wall posts/studs. Repair may include adding or sistering new studs to existing studs. **Completely replace north cripple wall and mudsill.**

## **Floor System**

Repair/replace deteriorated floor joists as necessary in both first and second floor. Repair may include adding or "sistering" new floor joists to existing joist. Replace all rim joists.

## **Exterior Walls**

First floor - Replace east dining room exterior wall completely including new double top plate and plywood shear wall. Repair/replace studs. Repair may include adding or sistering new studs to existing studs. Add strapping at existing single plate breaks.

Second floor - Completely replace all exterior walls including new double top plates and plywood shear walls.

## **Roof**

New replacement roof system to match removed roof and must be installed to provide minimum ceiling height clearance second story rooms and not exceed maximum 25' height restriction.

## **Garage**

New roof must be installed. New roof to match slope and type of roofing material as replacement roof system for main dwelling. East foundation must be repaired/replaced and slab must be replaced.

If approved by the Planning Commission, the listed repairs and replacements floors and walls as well as the revised foundation/cripple wall detail require that new plans and engineering calculations be submitted to the building division for review and approval.

# EXHIBIT E

Site Photographs



